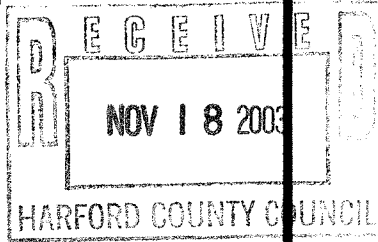


STANDARD APPLICATION

Harford County Board of Appeals

Bel Air, Maryland 21014



Case No. 5386
 Date Filed 11/13/03
 Hearing Date _____
 Receipt _____
 Fee \$450

Shaded Areas For Office Use Only

Type of Application

Nature of Request and Section(s) of Code _____

☐ Administrative Decision/Interpretation **CASE 5386 MAP 56 TYPE Variance**
☐ Special Exception

☐ Use Variance

☐ Change/Extension of Non-Conformity

☐ Minor Area Variance

☐ Area Variance

☐ Variance from Requirements of the

☐ Zoning Map/Drafting Correction
ELECTION DISTRICT 2 LOCATION 1113 Hanson Road, Edgewood, Md.
BY Larry Day, 1116 Mountain Road, Joppa, Md. 21085 (Owner: Charles Dalton; Ophelia Day & Eva Nichols, 1111 Hanson Rd., Edgewood, Md. 21040; Dewey Nichols, 1111B Hanson Rd., Edgewood, Md.

Appealed because a variance pursuant to Section 267-22G(1) of the Harford County Code to allow more than 1 lot on a panhandle in a R1 District requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant - - - (please print or type)

Name Larry Day Phone Number 410-679-1155
 Address 1116 Mountain Road Joppa Maryland 21085
Street Number Street City State Zip Code
Property Owner Charles Dalton Phone Number _____
 Address 1113 Hanson Road Edgewood Maryland 21040
Street Number Street City State Zip Code

 Property Owner _____
~~Contract Purchaser~~ Ophelia Day & Eva Nichols Phone Number _____

 Address 1111 Hanson Road Edgewood Maryland 21040
Street Number Street City State Zip Code
Attorney/Representative Frederick Ward Associates, Inc. Phone Number 410-838-7900
 Address 5 South Main Street (P.O. Box 727) Bel Air Maryland 21014
Street Number Street City State Zip Code

 Property Owner: Dewey Nichols
 1111B Hanson Road Edgewood, MD 21040

Hearing: 1/14/03

Land Description

Address and Location of Property 1113 Hanson Road, Edgewood, Maryland

Subdivision plat 82/60 Lot Number Lot 1 (P. 733)

Acreage/Lot Size 4.34 Election District 2 Zoning R1

& 733

Tax Map No. 65 Grid No. 3D Parcel 933, 365 Water/Sewer: Private X Public

List ALL structures on property and current use: Three single family detached residential dwellings with accessory sheds and garages.

Estimated time requested to present case: 4 weeks

If this Appeal is in reference to a Building Permit, state number N/A

Would approval of this petition violate the covenants and restrictions for your property? No

Is this property located within the County's Chesapeake Bay Critical Area? Yes No X

If so, what is the Critical Area Land Use designations:

Is this request the result of a zoning enforcement investigation? Yes No X

Is this request within one (1) mile of any incorporated town limits? Yes No X

Request

Applicant would like to subdivide Parcel 365 and create a lot behind the existing residence. As part of providing access to this proposed dwelling, a panhandle would be subdivided out of Parcel 733 and run down the existing driveway. Because Parcel 933 is land-locked and has no frontage to Hanson Road an additional panhandle would be created.

Justification The configuration of Parcel 365 (806' deep by 106' wide) and the location of the existing residence makes the property unique. A panhandle (25' wide) cannot be created adjacent to the existing residence without impacting the house and requiring a variance to setbacks. A practical difficulty exists with regard to creating an additional lot on Parcel 365. The development of the panhandle through the adjacent parcel would not be substantially detrimental to these properties because the drive currently exists a majority of the alignment.

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval requested. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

ROBERT & LILLIE
SMITH
DEED REF 2443/59

4

3

ROBERT & LILLIE
SMITH
DEED REF 2443/55

P 972
PLAT 65/87
ZONED R1

2

PATRICIA SMITH
DEED REF 2917/701

'33 LOT 2
N. LAWSON
REF 2167/508
AT 82/60
ZONED R1

40' BRL

40' BRL

EX
RESIDENCE

EX RESIDENCE

P 733 LOT 1
1.14 AC

P 365
PROPOSED
LOT 1
1.04 AC

50' BRL

50' BRL

40' BRL

40' BRL

P 933
1.04 AC

EX RESIDENCE

P 365
PROPOSED
LOT 2
1.08 AC

20' BRL

20' BRL

50' BRL

15' BRL

15' BRL

140

135

130

50' BRL

P 806
KAMAKOTI INVESTORS LIMITED PARTNERSHIP
DEED REF 1477/687
ZONED R3